

This instrument was prepared by

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY SIX THOUSAND FIVE HUNDRED & NO/100---
(\$76,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Karen E. Birk, a single
individual (herein referred to as grantors), do grant, bargain, sell and convey
unto Clyde M. Nix and wife, Donna J. Nix (herein referred to as GRANTEES) for and
during their joint lives and upon the death of either of them, then to the
survivor of them in fee simple, together with every contingent remainder and
right of reversion, the following described real estate, situated in Shelby
County, Alabama, to-wit:

Lot 5, according to the Survey of Scottsdale, Second Addition, as recorded in
Map Book 7, page 118 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$71,466.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1109 Henry Drive Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said GRANTEES, their heirs and assigns, that I am
(we are) lawfully seized in fee simple of said premises; that they are free from
all encumbrances, unless otherwise stated above; that I (we) have a good right to
sell and convey the same as aforesaid; that I (we) will, and my (our) heirs,
executors and administrators shall warrant and defend the same to the said
GRANTEES, their heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of August,
1990.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 SEP -7 AM 8:24

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY COUNTY

Karen E. Birk (SEAL.)
Karen E. Birk

1	5.50
2	9.50
3	3.00
4	
5	1.00
6	
Total	18.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Karen E. Birk, a single individual whose name is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this day,
that, being informed of the contents of the conveyance, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August A.D., 1990

Notary Public

My Commission Expires March 10, 1991